

INTRODUCED: October 10, 2022

AN ORDINANCE No. 2022-290

To amend Ord. No. 2021-192, adopted Jul. 26, 2021, which authorized the special use of the property known as 205 West Brookland Park Boulevard for the purpose of art gallery, artist studio, outdoor entertainment, and outdoor retail uses, to modify the design and building materials for the art gallery and artist studio use, upon certain terms and conditions.

\_\_\_\_\_  
Patron – Mayor Stoney (By Request)

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: NOV 14 2022 AT 6 P.M.

I. That Ordinance No. 2021-192, adopted July 26, 2021, is hereby amended and reordained as follows:

WHEREAS, the owner of the property known as 205 West Brookland Park Boulevard, which is situated in a UB-PE7 Urban Business District, desires to use such property for the purpose of art gallery, artist studio, outdoor entertainment, and outdoor retail use, which use, among other things, is not currently allowed by section 30-433.2, concerning permitted principal and accessory uses, section 30-433.5, concerning yard requirements, and section 30-960.3, concerning the number of parking spaces required, of the Code of the City of Richmond (2020), as amended; and

AYES: 9 NOES: 0 ABSTAIN: \_\_\_\_\_

ADOPTED: NOV 14 2022 REJECTED: \_\_\_\_\_ STRICKEN: \_\_\_\_\_



WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other



dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

**§ 2. Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 205 West Brookland Park Boulevard and identified as Tax Parcel No. N000-0887/035 in the ~~[2024]~~ 2022 records of the City Assessor, being more particularly shown on a survey entitled “Plat Showing Improvements on No. 205 West Brookland Park Boulevard, in the City of Richmond Virginia,” prepared by McKnight & Associates, P.C., and dated June 1, 2018, a copy of which is attached to and made a part of ~~[this ordinance]~~ Ordinance No. 2021-192, adopted July 26, 2021, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of art gallery, artist studio, outdoor entertainment, and outdoor retail uses, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled ~~[“Richmond Art Garage, 205 W. Brookland Park Blvd., Richmond, VA 23222,”]~~ “21-011 Richmond Art Garage, SUP Application Package – May 10, 2022,” prepared by ~~[Lynchmykins]~~ Form Coalition, and dated ~~[July 3, 2020]~~ May 10, 2022, ~~[and “205 W Brookland Park Blvd,” prepared by an unknown preparer, and undated,~~ hereinafter referred to~~[, collectively,~~] as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors



in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as art gallery and artist studio uses, substantially as shown on the Plans, as well as outdoor entertainment and outdoor retail uses.

(b) The height of the Special Use shall not exceed two stories, substantially as shown on the Plans.

(c) All building materials and elevations shall be substantially as shown on the Plans.

(d) No off-street parking shall be required for the Special Use.

(e) No outdoor entertainment use or outdoor retail use of the Property shall occur after 10:00 p.m.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.



(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(e) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final,



non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

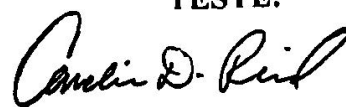
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

II. This amendatory ordinance shall be in force and effect upon adoption.

**A TRUE COPY:  
TESTE:**



**City Clerk**





# City of Richmond

900 East Broad Street  
2nd Floor of City Hall  
Richmond, VA 23219  
www.rva.gov

## Item Request File Number: PRE.2022.0310

### O & R Request

**DATE:** August 29, 2022

**EDITION:** 1

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Levar M. Stoney, Mayor (Patron: Mayor, by Request)  
(This in no way reflects a recommendation on behalf of the Mayor.)

Handwritten signature of Levar M. Stoney in black ink.

**THROUGH:** J.E. Lincoln Saunders, Acting Chief Administrative Officer

Handwritten signature of J.E. Lincoln Saunders in black ink.

**THROUGH:** Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning

Handwritten signature of Sharon L. Ebert in black ink.

**FROM:** Kevin J. Vonck, Director, Department of Planning and Development Review

Handwritten signature of Kevin J. Vonck in blue ink.

**RE:** To amend Ordinance No. 2021-192 authorizing the special use of the property known as 205 West Brookland Park Boulevard for the purpose of an art gallery and artist studio use, upon certain terms and conditions.

**ORD. OR RES. No.** \_\_\_\_

**PURPOSE:** To amend Ordinance No. 2021-192 authorizing the special use of the property known as 205 West Brookland Park Boulevard for the purpose of an art gallery and artist studio use, upon certain terms and conditions.

**REASON:** The subject property is located in the UB-PE7 Urban Business District where art galleries are a permitted use. A special use was authorized in order to allow encroachment of proposed structures into required setbacks. Since this approval, the applicant found that the approved plans were no longer feasible. The new design and materials for the proposed studio are not in substantial conformance with the approved plans. Therefore an amendment to Ordinance No. 2021-192 authorizing a special use is requested.

**RECOMMENDATION:** In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its October 17, 2022 meeting.

**BACKGROUND:** The subject property is located on the southern side of Brookland Park Boulevard near the intersection with Hanes Avenue. It is 72 feet wide, 90 feet deep and contains 6,480 square feet in area. The improvements consist of a 1,212 square foot single-story structure build in 1964 that is a repurposed garage setback.



A portion of the existing building also encroaches into this setback and is a legally nonconforming structure. The approved special use designated the existing structure as a conforming use. The approved addition in conjunction with the existing structure will form a courtyard open toward West Brookland Park Boulevard and providing screening for the residential uses located across the alley in the rear.

The modified plans for the proposed amendment call for masonry construction instead of repurposed shipping containers as designated in the approved plans.

The Richmond 300 Master Plan designates the subject property for Neighborhood Mixed-Uses. Primary uses are single-family houses, accessory dwelling units, duplexes, small multi-family buildings and open space. Secondary uses include retail, office, and personal services.

The adjacent properties to the east and west, as well as the properties across W. Brookland Park Boulevard are located in the same UB-PE7 Urban Business District as the subject property. These properties contain a mix of office, retail and restaurants. To the south, across the alley, are properties located in the R-6 Single-Family Attached zoning district that contain single and two-family detached dwellings.

**FISCAL IMPACT / COST:** The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

**FISCAL IMPLICATIONS:** Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

**BUDGET AMENDMENT NECESSARY:** No

**REVENUE TO CITY:** \$1,200 application fee

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** September 26, 2022

**CITY COUNCIL PUBLIC HEARING DATE:** November 14, 2022

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission  
October 17, 2022

**AFFECTED AGENCIES:** Office of Chief Administration Officer  
Law Department (for review of draft ordinance)

**RELATIONSHIP TO EXISTING ORD. OR RES.:** Amend Ordinance No. 2021-192

**REQUIRED CHANGES TO WORK PROGRAM(S):** None

**ATTACHMENTS:** Draft Ordinance, Application and narrative, The Property, Plans, Map

**STAFF:** David Watson, Senior Planner, Land Use Administration, 804-646-1036





Application is hereby submitted for: (check one)

- ☐ **special use permit, new**  
☒ **special use permit, plan amendment**  
☐ **special use permit, text only amendment**

**Project Name/Location**

Property Address: 205 W Brookland Park Blvd Date: \_\_\_\_\_  
Tax Map #: N0000887035 Fee: \$1,200  
Total area of affected site in acres: 0.149

(See **page 6** for fee schedule, please make check payable to the "City of Richmond")

**Zoning**

Current Zoning: UB-PE7

Existing Use: Art Gallery

**Proposed Use**

(Please include a detailed description of the proposed use in the required applicant's report)

Existing Use: Art Gallery / Studio

Is this property subject to any previous land use cases?

Yes

No



If Yes, please list the Ordinance Number: SUP-2021-192

**Applicant/Contact Person:** Will Gillette / Mark Baker

Company: Baker Development Resources

Mailing Address: 530 E Main Street, Suite 730

City: Richmond

State: VA

Zip Code: 23219

Telephone: (804) 874-6275

Fax: ( )

Email: markbaker@bakerdevelopmentresources.com

**Property Owner:** Richmond Art Garage, Ilc

If Business Entity, name and title of authorized signee: Zachary Reid

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 1212 W Laburnum Ave

City: Richmond

State: VA

Zip Code: 23227

Telephone: ( )

Fax: ( )

Email: \_\_\_\_\_

**Property Owner Signature:** \_\_\_\_\_

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

**NOTE:** Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)



# APPLICANT'S NARRATIVE

*May 26<sup>th</sup>, 2022*

*Special Use Permit Amendment Request*

*SUP-077486-2021, Ord. No. 2021-192*

*205 West Brookland Park Boulevard, Richmond, Virginia*

*Map Reference Number: N000-0887/035*

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Submitted to:

**City of Richmond**

Department of Planning and Development Review

Land Use Administration

900 East Broad Street, Suite 511

Richmond, Virginia 23219

Submitted by:

Mark Baker

Baker Development Resources

530 East Main Street, Suite 730

Richmond, VA 23230



## Introduction

The applicant is requesting a special use permit amendment (the “SUPA”) for the property known as 205 West Brookland Park Boulevard (the “Property”). The construction of an addition to the existing art gallery utilizing shipping containers was authorized by SUP-077486-2021 (the “SUP”) which was approved by City Council on July 26, 2021. The proposed SUPA would authorize the construction of a two-story masonry structure at the rear of the parcel, in lieu of the previously approved shipping containers, to house an art gallery and studio. All other aspects of the previous special use permit request, including the provision for an off-street parking waiver and the use of the outdoor courtyard for a range of uses would be retained.

## Existing Conditions

The Property is located on the south side of West Brookland Park Boulevard between its intersection with Hanes Avenue and Fendall Avenue. The Property is referenced by the City Assessor as tax map number N0000887035, is 72 feet in width, and contains 6,480 square feet in lot area. The Property is improved by a building that was originally occupied as an auto repair shop and has since been used for a variety of uses.

The Richmond 300 plan (the “Master Plan”) suggests “Community Mixed Use” (“CMU”) as the appropriate future land use designation for the Property. This designation suggests development that engages with and enlivens the street. It prioritizes pedestrian, bicycle, and transit access in designing new projects, and that driveway access be minimized or eliminated if possible. New development in CMU areas can be between two and six stories depending on the historic context. The sought-after primary uses for new development in CMU areas include “retail/office/personal service, multi-family residential, cultural, and open space,” (p.58). The Property also falls within the Brookland Park Boulevard Regional/National Node as designated in the Master Plan’s appendix. This node celebrates the unique culture of the neighborhood, and that while there may be limited opportunities for new development, the primary next steps for the neighborhood include to “explore the creation of signature public art,” (C-22). The SUP is consistent with this guidance.

## Proposal

The Owner is currently operating an art gallery and studio space within the building that he would like to expand upon. The previously approved SUP generally permitted the expansion of the art gallery and studio space, the periodic use of the courtyard for assembly and entertainment use, and the periodic use of the courtyard for outdoor market, food sales, and retail uses. Furthermore, the previously approved SUP permitted the construction of a one-to-two story addition constructed of shipping containers on the vacant eastern and southern portions of the Property. The SUPA proposes to modify the original SUP proposal by eliminating the use of shipping containers and constructing a smaller two-story masonry structure at the southeast corner of the parcel.

The proposed structure will be two stories in height, of masonry construction, and contain roughly 1,713 square feet of finished floor area. The first floor will be used as a gallery or classroom and will be attached to the existing structure on the Property. Two garage doors would



open onto the existing courtyard to provide access and allow for flexibility in the use of the space. The second story will contain a studio/office space and will have a full-width balcony overlooking the existing courtyard. A masonry wall, located on the eastern portion of the Property will create an interior courtyard while also screening the Property from the adjacent neighbors.

All other aspects of the previously approved SUP, including the legitimization of the existing structure which houses the existing HVAC, the proposed use of the courtyard for occasional outdoor entertainment and outdoor market use, and waiver of parking requirements for the proposed uses, will continue to remain.

## Findings of Fact

The following are factors included in Section 17.11 of the Charter and Section 30-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- ***Be detrimental to the safety, health, morals and general welfare of the community involved.***

The proposed SUPA will not impact the safety, health, morals and general welfare of the nearby neighborhoods. The proposed site improvements and density are compatible with the existing development in the vicinity. This request would simply permit the efficient utilization of the Property by allowing for new development to occur. The improvement of the Property in conjunction with the high quality/benefits provided by the SUPA will provide positive impacts in terms of health, welfare, etc., and furthermore will add to the vibrancy of the neighborhood.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed SUPA will not result in significant traffic impacts to nearby residential neighborhoods and will not create congestion on streets, roads, alleys or any other public right of way.

- ***Create hazards from fire, panic or other dangers.***

The Property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The SUPA will not tend to overcrowd the land or create an undue concentration of population.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

The SUPA would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.

- ***Interfere with adequate light and air.***

The light and air available to the subject and adjacent properties will not be affected.



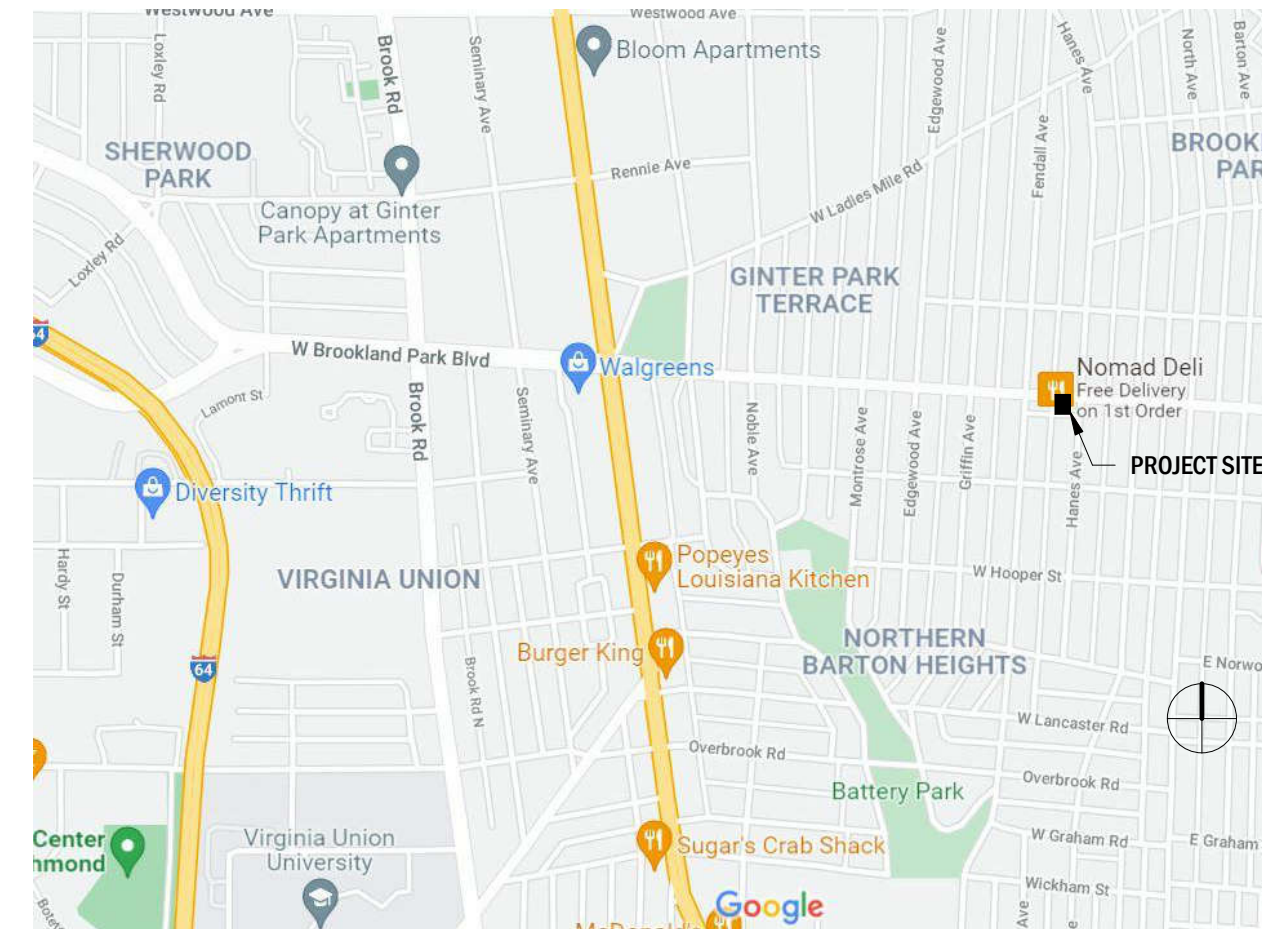
## Summary

In summary we are seeking approval for a SUPA which will allow for the use of the Property in a manner which better suits the needs of the current owner. Changes are only proposed to the previously approved addition which was recently reviewed by the relevant City Agencies and approved by City Planning Staff, the Planning Commission, and Richmond City Council. Absent the described changes, all other aspects of the previously approved SUP will remain unchanged. The proposed SUPA represent an ideal commercial development for this location which is pedestrian-friendly and will provide an active and community-oriented use which enlivens the public realm.



**SUP APPLICATION PACKAGE - MAY 10, 2022**

- 1 These drawings are intended to set forth the Work in sufficient detail to meet the needs and requirements of the City of Richmond Planning and Building Departments. Under no circumstances have these drawings been prepared for executing the Work in any other jurisdiction other than the one stated above.
- 2 All conditions and dimensions shall be verified by the various contractors employed by the Owner to inspect the site. Any inconsistencies found between these drawings and the site conditions shall be brought to the attention of the Architect prior to commencement of work. Inconsistencies which could affect the intended function of the various Contractors' performance of the Work shall be brought to the attention of the Owner and their representatives.
- 3 Written dimensions and notes on drawings shall take priority over scale of drawings. Do not scale drawings to determine any dimensions. Drawings are in scale for purposes of design and intent only. All dimensions shown on plans are to face of concrete, face of existing, or face of framing unless shown or noted otherwise.
- 4 All features of the Work not fully shown shall be of the same type and character of that shown for similar conditions. In the event that additional work is required to complete the Work as intended or required by governing codes, yet not fully shown or omitted in the drawings, Contractor(s) must still provide foundation, carpentry, mechanical, electrical and/or plumbing as required for certificate of occupancy. The Owner and Architect shall be notified in the event of special conditions, inconsistencies, or discrepancies.
- 5 The Work, as described by these drawings, shall be executed in accordance with all federal, state, and local building codes and safety regulations having jurisdiction at the place and time of construction. Contractor(s) shall meet the applicable requirements of all currently adopted model building codes. The Work to be performed as described in these documents has been prepared to conform to the 2015 Virginia Uniform Statewide Building Code and all local modifications.
- 6 Any changes to the Work, as described by these drawings, shall be approved by the Owner or Architect prior to the commencement of constructing the change.
- 7 Contractor(s) shall be solely responsible for the design and construction of all shoring and bracing required for construction of the Work. Contractor(s) shall not store construction materials or equipment, or operate construction equipment in a manner such that the design live loads of the structure are exceeded. No construction materials/equipment shall be stored on overhanging framing or structure.
- 8 Owner(s) and/or Contractor(s) shall be responsible for the scheduling and cost of all required project inspections by either a building department official and/or a special inspector at the various stages of construction as set forth by the City of Richmond.
- 9 Owner(s) and/or Contractor(s) shall be solely responsible for safety on the job site for the performance of the Work. Contractor(s) shall adhere to all federal, state and local O.S.H.A. safety regulations.
- 10 Owner and/or Contractor(s) shall be responsible for the removal of all waste material and site clean up during the performance of and at the completion of the Work.



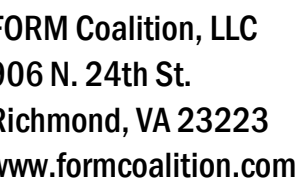
|                                      |  |         |   |
|--------------------------------------|--|---------|---|
| OWNER                                | ZACHARY REID   | CONTACT | ZRIED@RICHMONARDGARAGE.COM                                  |
| ARCHITECT                            | FORM COALITION, LLC<br>906 N 24TH ST<br>RICHMOND, VA 23223 | CONTACT | JODI DUBYOSKI<br>JODI@FORMCOALITION.COM<br>804-404-8551     |
| LAND USE CONSULTANT                  | BAKER DEVELOPMENT RESOURCES                                | CONTACT | CHARLIE WILSON<br>CHARLIE@BAKERDEVELOPMENT<br>RESOURCES.COM |
| CONTRACTOR                           | TBD  | CONTACT |   |
| MECHANICAL<br>ELECTRICAL<br>PLUMBING | TBD  | CONTACT |   |

|      |              |                      |
|------|--------------|----------------------|
|      |              | SUP Application 2022 |
| A000 | COVER        | •                    |
|      | ARCHITECTURE |                      |
| A100 | SITE PLAN    | •                    |
| A102 | FLOOR PLANS  | •                    |
| A200 | ELEVATIONS   | •                    |

|  |
|--|
| 2018 VIRGINIA UNIFORM STATEWIDE BUILDING CODE (VA-USBC)    |
| 2018 VIRGINIA CONSTRUCTION CODE (VCC)                      |
| 2018 VIRGINIA REHABILITATION CODE (VRC)                    |
| 2018 INTERNATIONAL FIRE PREVENTION CODE (VIRGINIA EDITION) |
| 2018 INTERNATIONAL MECHANICAL CODE (VIRGINIA EDITION)      |
| 2017 NATIONAL ELECTRICAL CODE                              |

Two-story concrete masonry addition to existing art gallery. Addition contains ground floor gallery/classroom space, and upstairs private office space. Total square footage is approximately 1713 SF.

|                   |   |
|-------------------|---|
| ZONING            | UB-PET (URBAN BUSINESS, PARKING EXEMPT)     |
| PROPERTY ID #     | N0000887035                                 |
| EXISTING USE      | ART GALLERY                                 |
| PROPOSED USE      | ART GALLERY, CLASSROOM, STUDIO/OFFICE SPACE |
| BUILDING TOTAL SF |   |



205 W. BROOKLAND PARK BLVD  
RICHMOND, VA 23222  
ZACHARY REID

Issue: SUP APPLICATION PACKAGE  
Issue Date: 5/10/22  
Print Date: 5/10/2022 12:18:59 PM

Drawn by JD

Checked by JD

[illegible]

# A000



205 W. BROOKLAND PARK BLVD  
RICHMOND, VA 23222  
ZACHARY REID

Issue: SUP APPLICATION PACKAGE  
Issue Date: 5/10/22  
Print Date: 5/10/2022 12:19:00 PM

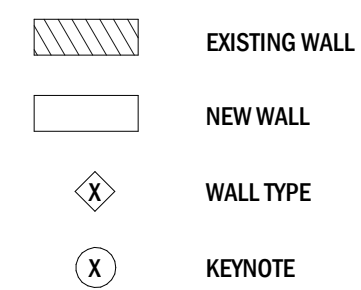
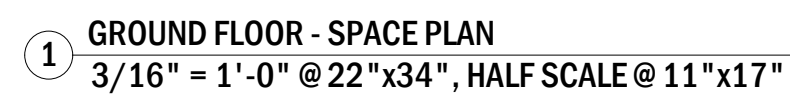
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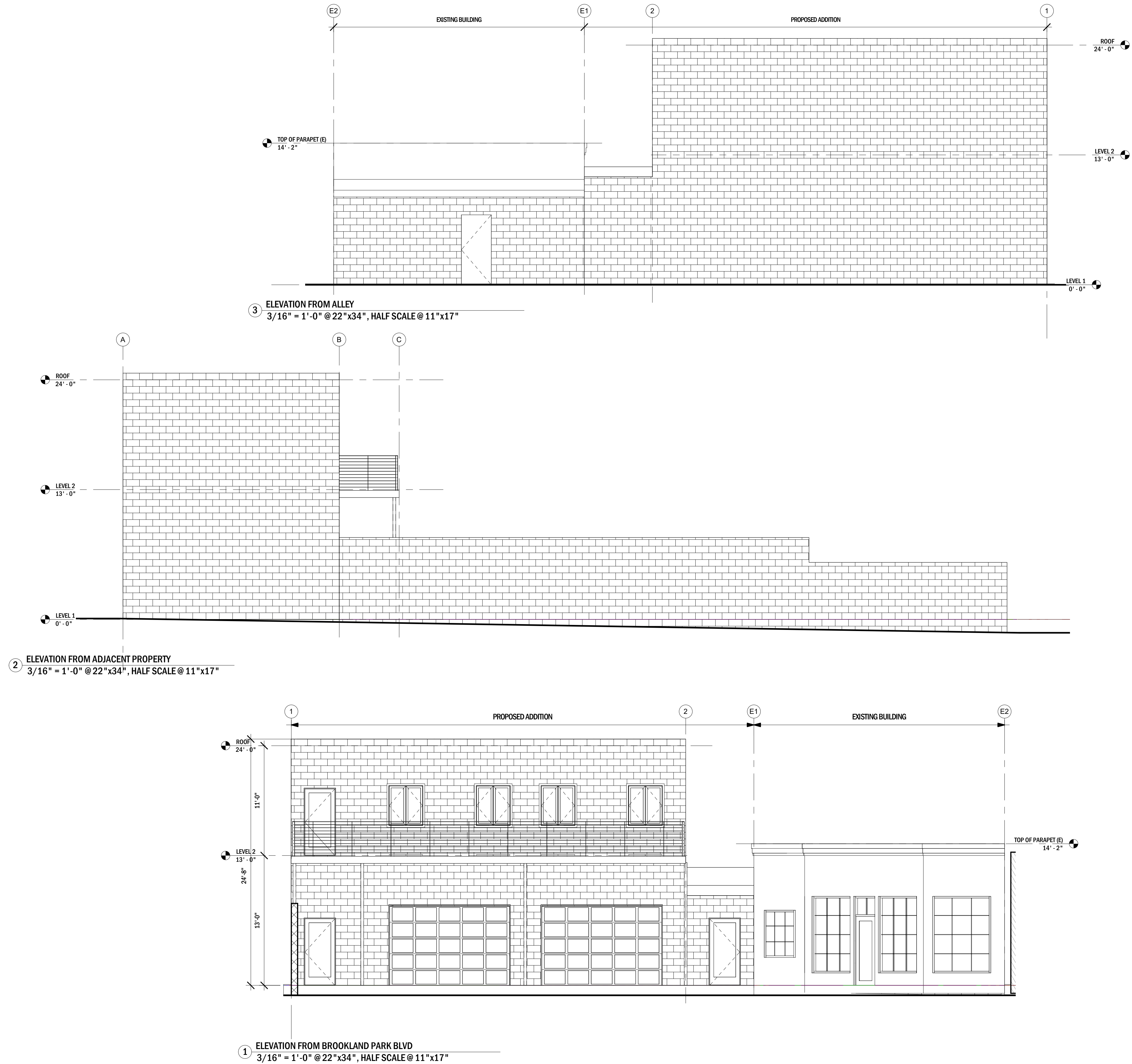
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**1 SITE PLAN**  
**3/16" = 1'-0"**



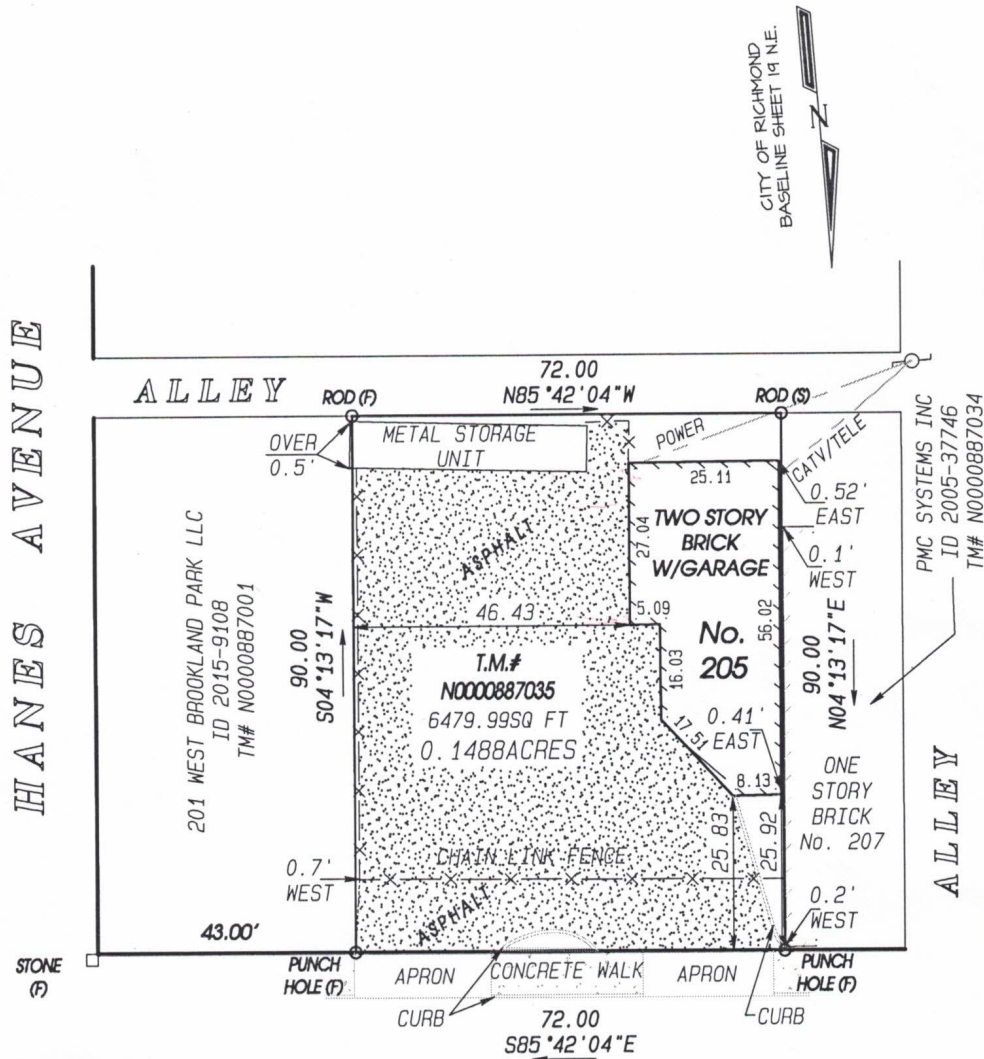
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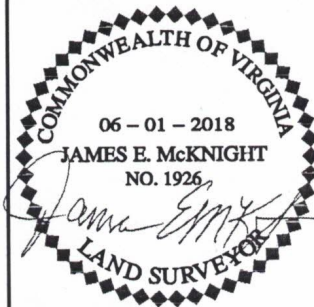
NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".  
CURRENT OWNER: MR SAMUEL S FORREST SR ID 2012-12185



## WEST BROOKLAND PARK BOULEVARD

60' +/- R/W

PLAT SHOWING IMPROVEMENTS ON  
No. 205 WEST BROOKLAND PARK BOULEVARD,  
IN THE CITY OF RICHMOND, VIRGINIA.



THIS IS TO CERTIFY THAT ON JUNE 01, 2018, I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS SURVEY IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS.

SCALE: 1" = 25'



**McKNIGHT  
& ASSOCIATES, P.C.**

LAND SURVEYORS PLANNERS

201 TWIN RIDGE LANE  
RICHMOND, VIRGINIA 23235  
TELEPHONE (804) 320-2646

JOB NUMBER: 87100405